



Station Road, Knowle

Guide Price £269,500



PROPERTY OVERVIEW

Introducing a fantastic opportunity to acquire this two-bedroom second floor apartment, conveniently located between the sought-after areas of Knowle and Dorridge. With the added benefit of being offered to the market with NO UPWARD CHAIN, this property is perfect for both first-time buyers and downsizers.

Situated in an ideal location, this apartment is a short walk away from Dorridge Station, providing excellent transport links to Birmingham and Solihull. Additionally, all local amenities can be accessed within a few minutes' walk, ensuring convenience for daily living.

Entering via the communal entrance, residents of this development enjoy lift access to all floors, offering ease of movement. The apartment itself boasts a secure intercom system for added peace of mind.

Upon entering, you are greeted by a welcoming hallway which provides ample storage space and conveniently connects all rooms. The highlight of the property is undoubtedly the spacious open plan kitchen, dining, and living area.





The fully fitted kitchen features modern units and a large breakfast bar, providing ample space for both casual dining and entertaining guests.

The property further comprises two generous double bedrooms, offering ample floor space for free-standing storage. The family bathroom boasts a walk-in shower, perfect for a quick and refreshing start to the day.

An added bonus are the two allocated parking spaces available to the front of the property, ensuring convenient parking arrangements for residents and visitors alike.

Don't miss out on this fantastic opportunity to secure a well-located, spacious apartment. Contact us today to arrange a viewing.



PROPERTY LOCATION

Knowle is a conveniently located and delightful village set on the edge of open countryside, with its period charm, half-timbered buildings and is the home to a historic Parish Church. Knowle contains a wide range of interesting shops, restaurants, plus it is home to an excellent junior and infant school and secondary school, Arden Academy (regarded as a leading state school in the UK).



Sporting facilities located nearby consist of the Copt Heath Golf Club and the Old Silhillians Rugby Club as well as numerous private gyms. Knowle borders onto the village of Dorridge, which has its own station with links to Birmingham and London. A few minutes' drive away is the nearby town of Solihull, which offers its own excellent state and private schools, Touchwood shopping centre, which houses many shops, restaurants, bars, cinema and John Lewis department store. Knowle village is well placed to access the M42 and M40 motorways, which then provides links to the M1, M6 and M5, enabling travel to Birmingham, Coventry and London. Resorts World and Arena, Birmingham International Airport and Birmingham International Train Station are also within easy access from Knowle village.

Council Tax band: E

Tenure: Leasehold

- Two Bedroom Second Floor Apartment
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Downsize
- Walking Distance To Dorridge Station
- Open Plan Kitchen / Dining / Living Room
- Two Double Bedrooms
- Family Bathroom
- Two Allocated Parking Spaces
- Lift Access To All Floors





COMMUNAL ENTRANCE

LIFT ACCESS TO ALL FLOORS

HALLWAY

OPEN PLAN KITCHEN/DINING/LIVING AREA

23' 9" x 12' 6" (7.24m x 3.81m)

BEDROOM ONE

12' 2" x 10' 4" (3.70m x 3.15m)

BEDROOM TWO

12' 8" x 12' 2" (3.86m x 3.71m)

BATHROOM

7' 2" x 6' 7" (2.18m x 2.01m)

TOTAL SQUARE FOOTAGE

Total floor area: 67.0 sq.m. = 722 sq.ft. approx.

OUTSIDE THE PROPERTY

TWO ALLOCATED PARKING SPACES





ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, all blinds and some light fittings.

ADDITIONAL INFORMATION

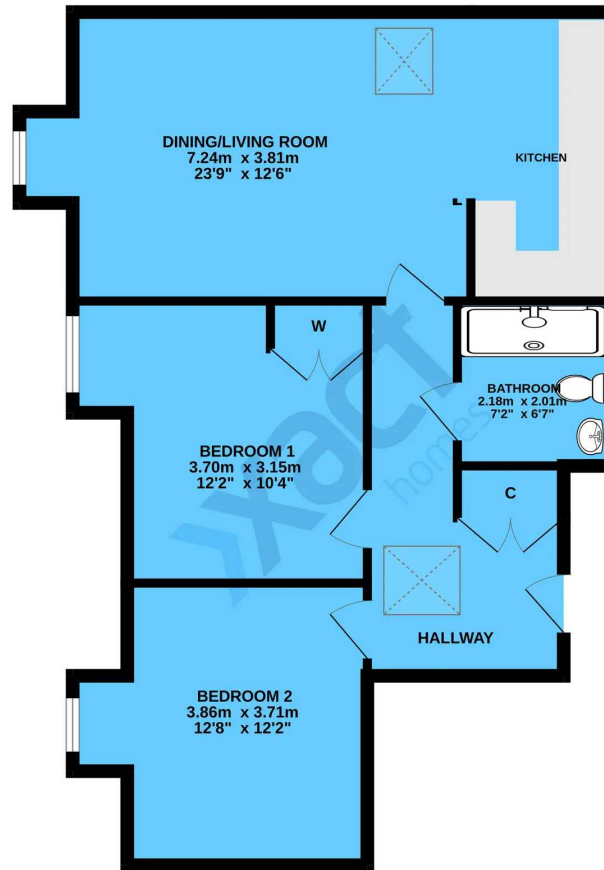
Services - mains gas and mains sewers. Broadband - BT. Ground rent - £200 (pa). Service charge - £2500 (pa).

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



2ND FLOOR
67.0 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA : 67.0 sq.m. (722 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SALES & LETTINGS

